



Main Road, Ridgeway, Sheffield, S12

STUNNING!! A fantastic and unique opportunity to purchase this beautifully presented and modern throughout three bedroom mid terrace character property which is situated in the highly sought after village of Ridgeway! Offering master bedroom with ensuite, utility room and downstairs WC. Also having enclosed rear garden and two allocated parking spaces. The property is well positioned with good road links to Sheffield City Centre and a short drive away from fantastic local amenities. Within the catchment area for a range of local schools and on the door step to countryside walks.

Asking Price Of £300,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- BEAUTIFULLY PRESENTED
- MASTER BEDROOM WITH ENSUITE
- DOWNSTAIRS WC AND UTILITY ROOM



Property Description

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HALLWAY

Enter into hallway through solid oak door with oak wood flooring and neutral decor. Ceiling light, smoke alarm and vertical radiator. Door to lounge/diner and stair rise to first floor landing.

LOUNGE/DINER

22' 1" x 11' 10" (6.74m x 3.61m)

A bright and spacious lounge/diner with carpet flooring, neutral decor and optimist log effect fire. Two ceiling lights, two windows and heating and cooling air con unit.



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KITCHEN

12' 5" x 12' 2" (3.81m x 3.73m)

A stylish kitchen fitted with ample high gloss wall and base units, solid oak worktops and sink with instant hot water tap. Double cook built in oven, microwave and space for American style fridge/freezer. Spot lighting, window and storage cupboard. Oak wood flooring and neutral decor. Door to utility room.

UTILITY ROOM

5' 10" x 6' 9" (1.78m x 2.06m)

Useful extra space with continued high gloss wall and base units, part tiled splash backs and sink with mixer tap. Integrated dishwasher and washing machine. Spot lighting, radiator and door to downstairs WC.

DOWNSTAIRS WC

3' 3" x 6' 9" (1.00m x 2.06m)

Comprising of close coupled WC and sink. Spot lighting, radiator and obscure glass window. Tiled flooring and part tiled walls.

STAIRS/LANDING

A carpet stair rise to first floor bright and spacious open landing with velux window, ceiling light, smoke alarm and vertical radiator. Doors to three bedrooms, bathroom and access to loft via pull down ladder.

BEDROOM 1

8' 4" x 12' 9" (2.56m x 3.91m)

A good sized double bedroom with carpet flooring, neutral decor and built in wardrobes. Ceiling light, window to the rear and heated and cooling air con unit. Door to ensuite.

ENSUITE

6' 10" x 7' 11" (2.10m x 2.43m)

Comprising of shower cubicle with plumbed in shower, close coupled WC and sink. Spot lighting, ladder style radiator and velux obscure glass window Tiled flooring and walls.

BEDROOM 2

13' 10" x 11' 1" (4.23m x 3.40m)

A second spacious double bedroom with carpet flooring, neutral decor and built in wardrobes. Ceiling light, two velux windows and heating and cooling air con unit.

BEDROOM 3

8' 8" x 9' 3" (2.66m x 2.84m)

A third good sized bedroom with carpet flooring and feature wallpapered wall. Ceiling light, radiator and window. Heating and cooling air con unit.

BATHROOM

6' 3" x 5' 8" (1.92m x 1.73m)

Comprising of bath with mixer shower tap and shower screen, vanity unit with sink and close coupled WC. Spot lighting, ladder style radiator and obscure glass window. Tiled flooring and walls.

OUTSIDE

To the outside of the property is a beautifully presented enclosed artificial grass area with pebbled broader and shed. Outside tap and lighting to the front and back.

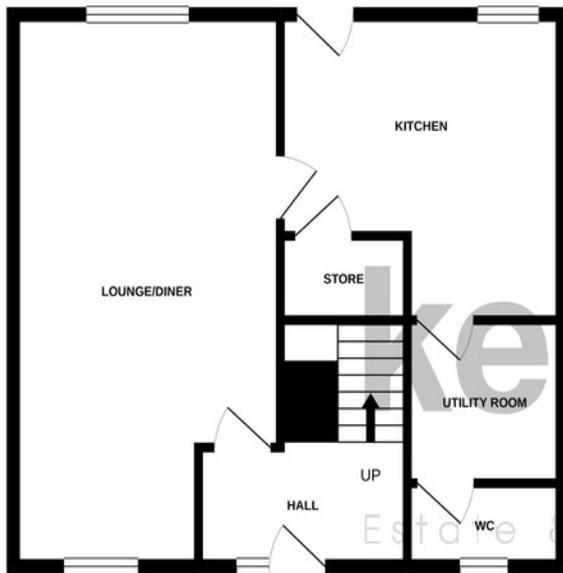
PROPERTY DETAILS

- FREEHOLD
- WOOD DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER

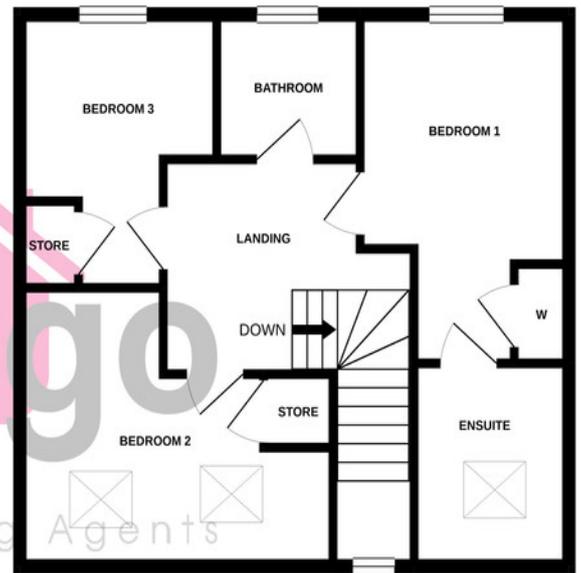


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GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

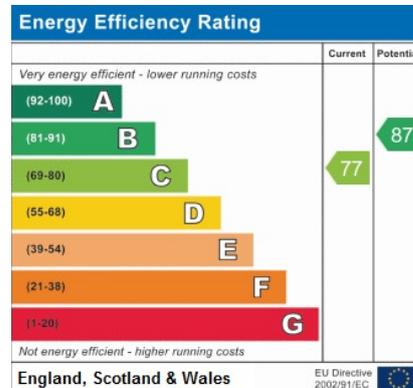
Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

